

PHA 5-Year and Annual Plan- 2010 TN020v01 – Final	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Murfreesboro Housing Authority</u> PHA Code: <u>TN020</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2010</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 350 Number of HCV units: 576					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) Not Applicable					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <ul style="list-style-type: none"> To provide decent, safe and sanitary housing in good repair for eligible families in a manner that promotes serviceability, economy, efficiency and stability of the developments; and To utilize all available resources to maximize the social and economic opportunities of our residents. 					

5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>MHA Goal: Expand the supply of assisted housing Objectives:</p> <ul style="list-style-type: none"> • Apply for additional rental vouchers • Reduce public housing vacancies • Acquire or build units or developments <p>MHA Goal: Improve the quality of assisted housing Objectives:</p> <ul style="list-style-type: none"> • Improve public housing management: (PHAS score) • Improve voucher management: (SEMAP score) • Increase customer satisfaction • Concentrate on efforts to improve specific management functions (list; e.g., public housing finance; voucher unit inspections) • Renovate or modernize public housing units • Demolish or dispose of obsolete public housing • Provide replacement public housing • Provide replacement vouchers <p>MHA Goal: Increase assisted housing choices Objectives:</p> <ul style="list-style-type: none"> • Provide voucher mobility counseling • Conduct outreach efforts to potential voucher landlords • Implement public housing or other homeownership programs <p>MHA Goal: Provide an improved living environment. Objectives:</p> <ul style="list-style-type: none"> • Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments • Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments • Implement public housing security improvements <p>MHA Goal: Promote self-sufficiency and asset development of assisted households. Objectives:</p> <ul style="list-style-type: none"> • Increase the number and percentage of employed persons in assisted families • Provide or attract supportive services to improve assistance recipients' employability • Provide or attract supportive services to increase independence for the elderly or families with disabilities <p>MHA Goal: Ensure equal opportunity and affirmatively further fair housing. Objectives:</p> <ul style="list-style-type: none"> • Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability • Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability • Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required <p>MHA Goal: Support the requirements of the Violence Against Women Act (VAWA) Objectives:</p> <ul style="list-style-type: none"> • Implement policies and procedures that support the VAWA • Continue VAWA resident awareness efforts
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6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ul style="list-style-type: none"> • Financial Resources Element: the MHA Financial Statement including PHA Operating and Capital Fund, Section 8 Funds, Rental Income, Investments etc. change on an annual basis. The MHA maintains this information on file and makes it available for HUD and public review at the MHA Administration Office • Fiscal Year Audit: The MHA's most recent Audit is on file at the MHA Administration Office and is available for HUD and public review. <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Murfreesboro Housing Authority Administration Office</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The MHA has developed a proposed plan for rehabilitation of Development TN020-2 Highland Heights. The MHA proposes to demolish (following approval by HUD SAC) 14 units (two buildings) of the 60-unit PHA development in order to reduce density and to make the remaining buildings more viable. The remaining buildings will be renovated using ARRA and other CFP funds.</p> <ul style="list-style-type: none"> • List of the 14 units proposed for demolition: 509 A, B, C, D, J & K Vaughn Street, and 522 A, B, C, D, J, K, L & M Vaughn Street. <p>Following approval, the MHA will apply for HUD Rental Vouchers for the residents currently residing in the units to be demolished.</p> <p>The MHA will continue to assess the housing needs and future funding opportunities. The MHA has considered the purchase of adjacent single family residences adjacent to TN020-2 Highland Heights as an option to provide additional affordable housing opportunities in the future.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>See attached form HUD-50075.1 for FY2010 and all open CFP Grants.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See attached form HUD-50075.2 for 5-Year CFP.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>Not Applicable.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Not required for submittal per PIH Notice 2008-41.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Not required for submittal per PIH Notice 2008-41.</p>

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.

Goal – Expand the supply of assisted housing – The Murfreesboro Housing Authority continues to reduce public housing vacancies and unit turn-around time. The renovation of TN20-02 Highland Heights will work towards eliminating those vacant units and provide much needed housing.

The MHA is also proposing to apply for additional Section 8 vouchers in an effort to provide additional affordable housing for those residents affected by the demolition of two obsolete buildings in TN20-02 Highland Heights.

Goal – Improve the quality of assisted housing - The MHA is making extra efforts to keep residents better informed of PHA policy and programs through frequent notices and meetings related to the Agency Plan process.

The MHA is continually upgrading its public housing units. With the continued implementation of the Capital Fund Program, we are now able to better plan and implement improvements.

The MHA has met its goal to become designated a high performer status, and has improved the MHA's public housing management practices over the years.

Goal – Increase assisted housing choices – The MHA continues to make local referrals to encourage public housing resident homeownership opportunities. The MHA also is working towards the development/implementation of a public housing homeownership program.

The MHA initiated a Section 8 Homeownership Program in 2003. The Program provides qualified Section 8 participants the opportunity to purchase a home.

The MHA continues our partnership with the Guidance Center that provides three housing vouchers for homeless/disabled families. In addition, the MHA manages another 41 vouchers funded by the Shelter Plus Care Program. The MHA has had a total of four grants with the Shelter Plus Care Program.

Goal – Provide an improved living environment – The MHA continues to promote the deconcentration of poverty or income mixing. The MHA promotes income mixing as evidenced by the most recent income analysis for PHA developments.

The MHA also coordinates drug and crime prevention efforts with the local law enforcement officials. Police provide on-going crime data to the MHA for analysis and action. The MHA targets at-risk youth and adults in the various on-going activities. These efforts have had a positive influence on the residents, and are helping to assure the safety of the public housing residents.

The MHA provides building facilities for a police precinct in the developments. The Murfreesboro Police Department provides two detectives and four officers. The MHA also budgets funds each year for off-duty police officers to patrol the developments.

Goal – Promote self-sufficiency and asset development of assisted households – The MHA continues to promote self-sufficiency through the coordination of services and activities offered by the Guidance Center, church groups, Exchange Club, Dress for Success Program, Regional Transit Authority (RTA), CADCOR, the Rutherford County School's Adult Education/GED classes, and various other civic organizations.

These efforts have helped significantly to increase the number of employed persons in the MHA.

Goal – Ensure equal opportunity and affirmatively further fair housing – The MHA continues to operate its public housing program to ensure equal access to all regardless of race, color, religion, national origin, sex, familial status and disability. Our inspections, maintenance and modernization programs are spread equally among all of our developments.

Goal – Implement adopted VAWA Policy - The MHA continues to implement the adopted VAWA Policy and support programs that are intended to assist victims of domestic violence, dating violence, sexual assault, or stalking.

10.0

10.0	<p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>See ATTACHMENT 2</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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ATTACHMENTS:

1). Resident Advisory Board (RAB) and Public Hearing Comments:

The Murfreesboro Housing Authority staff discussed the FY 2010 Agency Plan, and the detailed list of proposed FY 2010 and 5-Year capital fund improvements with the MHA Resident Advisory Board (RAB) members present at the December 9, 2009 RAB meeting and at a Public Hearing conducted on January 6, 2010. The RAB supported the proposed improvements were needed. The following CFP work-related item suggestions and/or comments were made by the RAB at that meeting:

- Security lighting and cameras in Oakland Ct. - *MHA Response: MHA will consider in Five-Year CFP.*
- Playground equipment for MHA sites. - *MHA Response: MHA will evaluate needs and consider for insertion into future Five-Year CFP.*
- Mercury Ct. suggestions included driveway improvements, kitchen cabinets and front/rear door replacement. - *MHA Response: MHA will evaluate priority for future implementation of work items.*

2). Substantial Deviation and Significant Amendment:

a. Substantial Deviation from the 5-Year Plan

PHA's definition of "Significant Amendment or Substantial Deviation" from its 5-Year and Annual Plan:

1. Changes to rent or admissions policies or organization of the waiting list.
2. Addition of non-emergency work items (items not included in the Annual Statement or 5-Year Action Plan) or a change in the use of replacement reserve funds under the Capital Fund.
3. Any change with regard to demolition or disposition, designation, or homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements.

b. Significant Amendment or Modification to the Annual Plan

PHA's definition of "Significant Amendment or Substantial Deviation" from its 5-Year and Annual Plan:

4. Changes to rent or admissions policies or organization of the waiting list.
5. Addition of non-emergency work items (items not included in the Annual Statement or 5-Year Action Plan) or a change in the use of replacement reserve funds under the Capital Fund.
6. Any change with regard to demolition or disposition, designation, or homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements.

3). Challenged Elements:

The MHA does not have any challenged Elements.

4). Violence Against Women Act Policy:

The Murfreesboro Housing Authority adopted the following VAWA Policy on January 13, 2009. (See Policy on next page)

The Executive Director described the necessity for including the Violence Against Women Act in the Admissions & Continued Occupancy Plan for public housing. The following resolution was introduced and moved for adoption by Commissioner Teasley:

RESOLUTION 09-02

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Murfreesboro Housing Authority that the Admissions & Continued Occupancy Plan for public housing be amended to include pages 3-31 thru 3-34 (copy attached) on the prohibition against denial of assistance to victims of domestic violence, dating violence and stalking.

The motion was seconded by Commissioner Wade and approved by unanimous vote.

I certify this to be true and exact Copy of
Resolution 09-02 duly
passed by the Board of Commissioners of
the Murfreesboro Housing Authority on
January 13, 2009

Patsy D. Noland
Patsy D. Noland
Murfreesboro Housing Authority

3-III.E. PROHIBITION AGAINST DENIAL OF ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING (Pub.L. 109-162)

The Violence against Women Reauthorization Act of 2005 (VAWA) prohibits denial of admission to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking. Specifically, Section 607(2) of VAWA adds the following provision to Section 4 of the U.S. Housing Act of 1937, which lists contract provisions and requirements for the public housing program:

Every contract for contributions shall provide that . . . the public housing agency shall not deny admission to the project to any applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for assistance or admission, and that nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.

Definitions

As used in VAWA:

- The term *domestic violence* includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
- The term *dating violence* means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - The length of the relationship
 - The type of relationship
 - The frequency of interaction between the persons involved in the relationship
- The term *stalking* means:
 - To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or
 - To place under surveillance with the intent to kill, injure, harass, or intimidate another person; and
 - In the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (1) that person, (2) a member of the immediate family of that person, or (3) the spouse or intimate partner of that person.

- The term *immediate family member* means, with respect to a person:
 - A spouse, parent, brother or sister, or child of that person, or an individual to whom that person stands in the position or place of a parent; or
 - Any other person living in the household of that person and related to that person by blood and marriage.

Notification

PHA Policy

The PHA acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history (e.g., a poor credit history, a record of previous damage to an apartment, a prior arrest record) that would warrant denial under the PHA's policies. Therefore, if the PHA makes a determination to deny admission to an applicant family, the PHA will include in its notice of denial:

A statement of the protection against *Statin* provided by VAWA

A description of PHA confidentiality requirements

A request that an applicant wishing to claim this protection submit to the PHA documentation meeting the specifications below with her or his request for an initial hearing (see section 14-1.8)

Documentation

Victim Documentation

PHA Policy

An applicant claiming that the cause of an unfavorable history is that a member of the applicant family is or has been a victim of domestic violence, dating violence, or stalking must provide documentation: (1) demonstrating the connection between the abuse and the unfavorable history and (2) meeting the perpetration of the abuse. The documentation may consist of any of the following:

A statement signed by the victim certifying that the information provided is true and correct and that it describes bona fide incident(s) of actual or threatened domestic violence, dating violence, or stalking

A police or court record documenting the domestic violence, dating violence, or stalking

Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; or a medical or other knowledgeable professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

Perpetrator Documentation

PHA Policy

If the perpetrator of the abuse is a member of the applicant family, the applicant must provide additional documentation consisting of one of the following:

A signed statement (4) requesting that the perpetrator be removed from the application and (3) certifying if the perpetrator will not be permitted to visit or to stay as a guest in the public housing unit.

Documentation that the perpetrator has successfully completed, or is successfully undergoing, rehabilitation or treatment. The documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator has sought or is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation was successfully completed or is progressing successfully. The victim and perpetrator must also sign or attest to the above statement.

Time Frame for Submitting Documentation

PHA Policy

The applicant must submit the required documentation with her or his request for an informal hearing (see section 14-I.B) or must request an extension in writing at that time. If the applicant so requests, the PHA will grant an extension of 10 business days and will postpone scheduling the applicant's informal hearing until after it has received the documentation or the extension period has elapsed. If, after reviewing the documentation provided by the applicant, the PHA determines that the family is eligible for assistance, no informal hearing will be scheduled, and the PHA will proceed with admission of the applicant family.

PHA Confidentiality Requirements

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.

PHA Policy

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, the PHA will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

3-III.G. NOTICE OF ELIGIBILITY OR DENIAL

The PHA will notify an applicant timely of its final determination of eligibility in accordance with the policies in Section 4-III.E.

If a PHA uses a criminal record or sex offender registration information obtained under 24 CFR 5, Subpart J, as the basis of a denial, a copy of the record must precede the notice to deny, with an opportunity for the applicant to dispute the accuracy and relevance of the information before the PHA can move to deny the application. In addition, a copy of the record must be provided to the subject of the record [24 CFR 5.903(f) and 5.905(d)].

PHA Policy:

If, based on a criminal record or sex offender registration information an applicant family appears to be ineligible, the PHA will notify the family in writing of the proposed denial and provide a copy of the record to the applicant and to the subject of the record. The family will be given 10 business days to dispute the accuracy and relevance of the information. If the family does not contact the PHA to dispute the information within that 10 day period, the PHA will proceed with issuing the notice of denial of admission. A family that does not exercise their right to dispute the accuracy of the information prior to issuance of the official denial letter will still be given the opportunity to do so as part of the informal hearing process.

Notice requirements related to denying admission to noncitizens are contained in Section 3-III.J.

Notice policies related to denying admission to applicants who may be victims of domestic violence, dating violence, or stalking are contained in Section 3-III.F.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Murfreesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P02050110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	-			
2	1406 Operations (may not exceed 20% of line 21) ³	123,192.40			
3	1408 Management Improvements	60,000.00			
4	1410 Administration (may not exceed 10% of line 21)	30,000.00			
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	12,000.00			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	10,000.00			
10	1460 Dwelling Structures	333,773.60			
11	1465.1 Dwelling Equipment—Nonexpendable	9,000.00			
12	1470 Non-dwelling Structures	3,000.00			
13	1475 Non-dwelling Equipment	35,000.00			
14	1485 Demolition	-			
15	1492 Moving to Work Demonstration	-			
16	1495.1 Relocation Costs	-			
17	1499 Development Activities ⁴	-			

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations

⁴ RHF funds NHAI be included here

Annual Statement/Performance and Evaluation Report
 Urban Development
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary					
PHA Name: Murfreesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P002050110 Replacement Housing Factor Grant No:		Federal FY of Grant: 2010 FFY OF Grant Approval: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
10a	1501 Collateralization or Debt Service paid by the PHA	-	-		
10b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-		
19	1502 Contingency (may not exceed 8% of line 20)	-	-		
20	Amount of Annual Grant: (sum of lines 2 - 19)	815,967.00			
21	Amount of line 20 Related to LBF Activities	-	-		
22	Amount of line 20 Related to Section 504 Activities	-	-		
23	Amount of line 20 Related to Security - Soft Costs	-	-		
24	Amount of Line 20 Related to Security - Hard Costs	-	-		
25	Amount of line 20 Related to Energy Conservation Measures	-	-		
Signature of Executive Director: <i>Patsy A. McLeod</i>		Date: <i>1/13/2010</i>	Signature of Public Housing Director: Date:		

Part II Supporting Pages								
PHA Name: Murfreesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P02050110 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended ²	
PHA-Wide-								
	Operations	1406	1	123,192.40				
	Improve Annual Inspections	1408		-				
	Reduce Outstanding Work Orders	1408		-				
	Reduce Vacancies	1408		-				
	Tenant Accounts Receivable	1408		-				
	Unit Turnaround	1408		-				
	Resident Activities Coordinator	1408	1	25,000.00				
	Resident Activities Supplies	1408	1	3,000.00				
	Staff Training/Travel	1408	1	8,000.00				
	Computer Software	1408	1	3,000.00				
	Vista Volunteer	1408	1	19,000.00				
	Jobs Transportation	1408	1	2,000.00				
	CFP Administrative Costs	1410	1	30,000.00				
	A/E Services	1430	1	12,000.00				
	Force Account Labor	1460	1	160,773.60				
	Computer Hardware	1475	1	10,000.00				
	Maintenance Equipment	1475	1	25,000.00				
	Collateral Debt Service	1501	1	1.00				
TN020000001-								
	Site Improvements	1450	LS	10,000.00				
	Exterior Facelift	1460	LS	20,000.00				
	Kitchen Renovations	1460	LS	50,000.00				
	Bathroom Renovations	1460	LS	50,000.00				
	Paint	1460	LS	2,000.00				
	Floor Tile	1460	LS	20,000.00				
	Interior/Exterior Doors	1460	LS	3,000.00				
	Electrical Renovations	1460	LS	3,000.00				

Part II Supporting Pages								
PHA Name: Murfreesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P02050110 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended ²	
TN020000001-								
	Window Replacement	1460	LS	25,000.00				
	Replace Not Water Heaters	1465.1	LS	3,000.00				
	Replace Appliances	1465.1	LS	3,000.00				
	HVAC Repair/Replacement	1465.1	LS	3,000.00				
	Non-Dwelling Renovations	1470	LS	3,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Program					
PHA Name: Murfreesboro Housing Authority				Federal FY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	
TN020000001	09/30/2012		09/30/2014		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: Murfreesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43S02050109 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: ARRA 2009 FFY of Grant Approval: ARRA 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	-		-	-
2	1406 Operations (may not exceed 20% of line 21) ³	-		-	-
3	1408 Management Improvements	-		-	-
4	1410 Administration (may not exceed 10% of line 21)	71,367.00		71,367.00	-
5	1411 Audit	-		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	40,000.00		300.00	300.00
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	160,305.00		3,200.00	3,200.00
10	1460 Dwelling Structures	380,800.00		10,228.11	10,228.11
11	1465.1 Dwelling Equipment—Nonexpendable	61,200.00		-	-
12	1470 Non-dwelling Structures	-		-	-
13	1475 Non-dwelling Equipment	-		-	-
14	1485 Demolition	-		-	-
15	1492 Moving to Work Demonstration	-		-	-
16	1495.1 Relocation Costs	-		-	-
17	1499 Development Activities ⁴	-		-	-

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations

⁴ RHF funds shall be included here

Part I: Summary

PHA Name: Murfreesboro Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN43902050109 Replacement Housing Factor Grant No:	Federal FY of Grant: ARRA 2009 FFY OF Grant Approval: ARRA 2009
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Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 12/31/09 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization of Debt Service paid by the PHA	-	-	-	-
18b	9000 Collateralization of Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant: (sum of lines 2 ~ 19)	37,13,672.00	-	35,095.11	13,720.11
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Activities	-	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-

Signature of Executive Director <i>Patricia A. McLeod</i>	Date <i>1/12/2010</i>	Signature of Public Housing Director	Date
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Part II Supporting Pages								
PHA Name: Murfreesboro Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN43S02050109 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: ARRA 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended ²	
PHA-Wide	ARRA Administration (10%)	1410	1	71,367.00		71,367.00	-	
PHA-Wide	A/E Services/Testing	1430	1	40,000.00		300.00	300.00	
TN020-2 Highland Heights	Site Improvements	1450	LS	50,305.00		3,200.00	3,200.00	Paving, sidewalk
TN020-2 Highland Heights	Gas Line Replacement	1450	60 DU	50,000.00		-	-	
TN020-2 Highland Heights	Sewer Line Replacement	1450	60 DU	60,000.00		-	-	
TN020-2 Highland Heights	Electrical Renovations	1460	60 DU	33,800.00		10,228.11	10,228.11	
TN020-2 Highland Heights	Exterior Building Renovations	1460	60 DU	30,000.00		-	-	
TN020-2 Highland Heights	HVAC	1460	60 DU	240,000.00		-	-	
TN020-2 Highland Heights	Replace Hot Water Heaters	1460	60 DU	72,000.00		-	-	
TN020-2 Highland Heights	Asbestos/Lead Paint Abatement	1460	60 DU	5,000.00		-	-	
TN020-2 Highland Heights	Appliances	1465.1	68	20,400.00		-	-	
TN020-3 Oakland Court	Appliances	1465.1	68	20,400.00		-	-	
TN020-4 Mercury Court	Appliances	1465.1	68	20,400.00		-	-	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Program					
PHA Name: Murfreesboro Housing Authority					Federal FY of Grant: ARRA 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	
PHA-Wide	03/17/10		03/17/12		
TN020000001	03/17/10		03/17/12		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: Murfreesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P02050109 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 21) ³	112,760.00	112,760.00	-	-
3	1408 Management Improvements	62,000.00	62,000.00	24,000.00	-
4	1410 Administration (may not exceed 10% of line 21)	28,800.00	28,800.00	28,800.00	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	15,000.00	15,000.00	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	9,500.00	9,500.00	-	-
10	1460 Dwelling Structures	301,905.00	301,905.00	163,942.58	7,942.58
11	1465.1 Dwelling Equipment—Nonexpendable	36,002.00	36,002.00	1,201.00	1,201.00
12	1470 Non-dwelling Structures	10,000.00	10,000.00	-	-
13	1475 Non-dwelling Equipment	40,000.00	40,000.00	172.64	172.64
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities ⁴	-	-	-	-

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations

⁴ RHF funds shall be included here

Part I: Summary

PHA Name: Mudrochero Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P02050109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009 FFY OF Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 5% of line 20)	-	-	-	-
20	Amount of Annual Grant: (sum of lines 2 - 19)	615,867.00	615,987.00	218,116.32	8,118.22
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Activities	-	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-
Signature of Executive Director: <i>Patsy A. Mabe</i>		Date: <i>1/12/2010</i>		Signature of Public Housing Director: _____	
				Date: _____	

Part II Supporting Pages								
PHA Name: Murfreesboro Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN43P02050109 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406		112,760.00	112,760.00	-	-	
	Improve Annual Inspections	1408		-	-	-	-	
	Reduce Outstanding Work Orders	1408		-	-	-	-	
	Reduce Vacancies	1408		-	-	-	-	
	Tenant Accounts Receivable	1408		-	-	-	-	
	Unit Turnaround	1408		-	-	-	-	
	Resident Activities Coordinator	1408		24,000.00	24,000.00	24,000.00		6 mos.
	Resident Activities Supplies	1408		4,000.00	4,000.00	-	-	
	Staff Training/Travel	1408		8,000.00	8,000.00	-	-	
	Computer Software	1408		5,000.00	5,000.00	-	-	
	Vista Volunteer	1408		19,000.00	19,000.00	-	-	
	Jobs Transportation	1408		2,000.00	2,000.00	-	-	
	CFP Administrative Costs	1410		28,800.00	28,800.00	28,800.00	-	
	A/E Services	1430		15,000.00	15,000.00	-	-	
	Force Account Labor	1460		156,000.00	156,000.00	156,000.00	-	6 mos.
	Computer Hardware	1475		15,000.00	15,000.00	-	-	
	Maintenance Equipment	1475		25,000.00	25,000.00	172.64	172.64	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II Supporting Pages								
PHA Name: Murfreesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P02050109 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN020000001 (Amp 1)	Site Improvement	1450		8,000.00	8,000.00	-	-	
	Picnic Shelter	1450		1,500.00	1,500.00	-	-	From 2007
	Bldg. Structure Lift	1460		30,300.00	23,800.00	-	-	From 2007
	Exterior Facelift	1460		21,500.00	21,500.00	-	-	From 2007
	Exterior Caulking	1460		2,000.00	2,000.00	-	-	From 2007
	Administrative Building Roof	1460		-	-	-	-	To 2007
	Kitchen Renovations	1460		34,000.00	34,000.00	-	-	
	Bathroom Renovations	1460		31,000.00	31,000.00	-	-	
	Paint	1460		2,000.00	2,000.00	-	-	
	Replace Floor Tile	1460		10,000.00	10,000.00	-	-	
	Interior/Exterior Doors & Hardware	1460		3,947.00	3,947.00	-	-	
	Electrical Renovations	1460		2,158.00	2,158.00	-	-	
	Window Replacement	1460		7,500.00	7,500.00	-	-	
	Repair Exterior Storage Units	1460		1,500.00	8,000.00	7,942.58	7,942.58	From 2007
	Replace Hot Water Heaters	1465.1		1.00	1.00	-	-	To ARRA
	Replace Appliances	1465.1		21,000.00	21,000.00	-	-	
	HVAC	1465.1		15,001.00	15,001.00	1,201.00	1,201.00	
	Maintenance Building Renovation	1470		10,000.00	10,000.00	-	-	To ARRA

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Federal FY of Grant: 2009

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: Murfreesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P02050108 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2008 FFY of Grant Approval: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 21) ³	50,000.00	48,525.17	17,567.38	17,567.38
3	1408 Management Improvements	75,800.00	55,785.40	55,785.40	54,961.98
4	1410 Administration (may not exceed 10% of line 21)	39,600.00	45,131.02	45,131.02	44,100.00
5	1411 Audit	-		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	15,000.00	85,000.00	5,416.85	5,416.85
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	6,000.00	1,600.00	1,600.00	1,600.00
10	1460 Dwelling Structures	325,400.00	228,618.88	228,618.88	222,253.79
11	1465.1 Dwelling Equipment—Nonexpendable	32,000.00	13,024.20	13,024.20	13,024.20
12	1470 Non-dwelling Structures	-			
13	1475 Non-dwelling Equipment	20,000.00	36,125.33	36,125.33	35,088.61
14	1485 Demolition	10.00	50,000.00	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities ⁴	-	-	-	-

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations

⁴ RHF funds shall be included here

Part I: Summary

PHA Name: Murfreesboro Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN43P02PH0103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008 FFY OF Grant Approval: 2008
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Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☒ Revised Annual Statement (revision no: 3)
 ☐ Final Performance and Evaluation Report

☒ Performance and Evaluation Report for Period Ending: 12/31/09

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised ^x	Obligated	Expended
18a	1801 Collateralization or Debt Service paid by the PHA				
18b	3000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1802 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	563,810.00	563,810.00	403,569.00	384,012.80
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of Line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Part II Supporting Pages								
PHA Name: Murfreesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P02050108 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406		50,000.00	48,525.17	17,567.38	17,567.38	
	Improve Annual Inspections	1408		-	-	-	-	
	Reduce Outstanding Work Orders	1408		-	-	-	-	
	Reduce Vacancies	1408		-	-	-	-	
	Tenant Accounts Receivable	1408		-	-	-	-	
	Unit Turnaround	1408		-	-	-	-	
	Resident Activities/IT Coordinator	1408		37,800.00	46,117.76	46,117.76	45,527.25	
	Resident Activities Supplies	1408		4,000.00	1,039.33	1,039.33	806.42	
	Staff Training/Travel	1408		8,000.00	7,821.32	7,821.32	7,821.32	Complete
	Computer Software	1408		5,000.00	806.99	806.99	806.99	Complete
	VISTA Volunteer	1408		19,000.00	-	-	-	
	WTW Jobs Transportation	1408		2,000.00	-	-	-	
	Capital Fund Administration Costs/Fees	1410		39,600.00	45,131.02	45,131.02	44,100.00	
	A/E Services	1430		15,000.00	85,000.00	5,416.85	5,416.85	
	Force Account Labor	1460		189,000.00	215,668.22	215,668.22	209,865.13	
	Computer Hardware	1475		15,000.00	24,978.05	24,978.05	24,677.66	
	Maintenance Equipment	1475		5,000.00	11,147.28	11,147.28	10,410.95	
TN 020000001 (AMP 1)	Site Improvements	1450		6,000.00	1,600.00	1,600.00	1,600.00	Complete
	Kitchen Renovations			32,000.00	-	-	-	
	Bathroom Renovations	1460		32,000.00	4,202.70	4,202.70	3,872.70	
	Paint	1460		8,000.00	5,453.79	5,453.79	5,453.79	Complete
	Floor Tile	1460		17,000.00	745.00	745.00	745.00	Complete

Part II Supporting Pages

PHA Name:
Murfreesboro Housing Authority

Grant Type and Number

Capital Fund Program Grant No: **TN43P02050108** CFFP (Yes/No): No

Replacement Housing Factor Grant No: _____

Federal FFY of Grant: 2008

[illegible]

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Program					
PHA Name: Murfreesboro Housing Authority					Federal FY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	
PHA-Wide	06/12/2010		06/12/2012		
TN020000001	06/12/2010		06/12/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: Murfreesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P02050107 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2007 FFY of Grant Approval: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 21) ³	70,172.94	49,423.42	49,423.42	49,423.42
3	1408 Management Improvements	69,412.48	59,086.02	59,086.02	59,086.02
4	1410 Administration (may not exceed 10% of line 21)	48,999.30	48,756.83	48,756.83	48,756.83
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	5,000.00	5,136.20	5,136.20	5,136.20
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	76,725.63	7,530.99	7,530.99	7,530.99
10	1460 Dwelling Structures	240,179.25	298,704.26	298,704.26	298,704.26
11	1465.1 Dwelling Equipment—Nonexpendable	9,236.40	73,452.37	73,452.37	73,452.37
12	1470 Non-dwelling Structures	1,500.00	-	-	-
13	1475 Non-dwelling Equipment	44,000.00	23,137.91	23,137.91	23,137.91
14	1485 Demolition	1.00	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities ⁴	1.00	-	-	-

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations

⁴ RHF funds shall be included here

Part I: Summary					
PHA Name: Murfreysboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: 3443PD0350107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007 FFY OF Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
13a	150* Collateralization or Debt Service paid by the PHA	-	-	-	-
13b	8000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant* (sum of lines 2 – 19)	585,228.00	585,228.00	585,228.00	585,228.00
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Activities	-	-	-	-
23	Amount of line 20 Related to Security – Soft Costs	-	-	-	-
24	Amount of Line 20 Related to Security – Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-
Signature of Executive Director <i>Patsy H. Toland</i>		Date <i>1/12/2010</i>	Signature of Public Housing Director		Date

Part II Supporting Pages								
PHA Name: Murfreesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P02050107 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operations	1406.00		70,172.94	49,423.42	49,423.42	49,423.42	Complete
					-	-	-	-
	Improve Annual Inspections	1408.00		-	-	-	-	-
	Reduce Outstanding Work Orders	1408.00		-	-	-	-	-
	Reduce Vacancies	1408.00		-	-	-	-	-
	Tenant Accounts Receivable	1408.00		-	-	-	-	-
	Unit Turnaround	1408.00		-	-	-	-	-
	Resident Activities Coordinator	1408.00		36,412.48	31,281.12	31,281.12	31,281.12	Complete
	Resident Activities Supplies	1408.00		3,000.00	2,961.19	2,961.19	2,961.19	Complete
	Staff Training/Travel	1408.00		6,000.00	5,843.71	5,843.71	5,843.71	Complete
	Computer Software	1408.00		5,000.00	-	-	-	-
	VISTA Volunteer	1408.00		19,000.00	19,000.00	19,000.00	19,000.00	Complete
	WTW Jobs Transportation	1408.00		-				
	PHA Staff Salaries	1410.00		1,616.00	1,073.90	1,073.90	1,073.90	Complete
	Modernization Coordinator	1410.00		47,383.30	47,682.93	47,682.93	47,682.93	Complete
	A/E Services	1430.00		5,000.00	5,136.20	5,136.20	5,136.20	Complete
	Force Account Labor	1460.00		191,754.88	208,072.53	208,072.53	208,072.53	Complete
	Computer Hardware	1475.00		10,000.00	89.85	89.85	89.85	Complete
	Maintenance Equipment	1475.00		34,000.00	23,048.06	23,048.06	23,048.06	Complete

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II Supporting Pages								
PHA Name: Murfreesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P02050107 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN020000001 (AMP 1)	Site Improvement	1450		75,225.63	7,530.99	7,530.99	7,530.99	Complete/to 2009
	Bldg. Structure Lift	1460		11,650.00	7,650.00	7,650.00	7,650.00	Complete/to 2009
	Exterior Facelift	1460		4,500.00	1,086.00	1,086.00	1,086.00	Complete/to 2009
	Replace Floor Tile	1460		4,500.00	17,160.00	17,160.00	17,160.00	Complete/to 2009
	Replace Interior Doors & Hardware	1460		4,500.00	1,516.40	1,516.40	1,516.40	Complete/to 2009
	Replace Interior Electrical	1460		4,500.00	597.96	597.96	597.96	Complete/to 2009
	Picnic Shelter	1450		1,500.00	-	-	-	To 2009
	Maintenance Bldg. Renovation	1470		1,500.00	-	-	-	To 2009
	Replace HVAC	1465.1		4,500.00	6,930.00	6,930.00	6,930.00	Complete/to 2009
	Replace Appliances	1465.1		4,736.40	66,522.37	66,522.37	66,522.37	Complete/to 2009
	Interior Paint	1460		8,274.37	11,671.37	11,671.37	11,671.37	Complete
	Replace Window Screens	1460		1,500.00	-	-	-	To 2008
	Kitchen Renovations	1460		4,500.00	-	-	-	To 2008
	Repair Kitchen Sink Drains	1460		3,000.00	-	-	-	To 2008/2009
	Administration Bldg. Roof	1460		-	50,950.00	50,950.00	50,950.00	From 2009
	Repair Exterior Storage Units	1460		1,500.00	-	-	-	To 2009
	Demolition	1485		1.00	-	-	-	To 2008
	Development Activities	1499		1.00	-	-	-	To ARRA

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Program					
PHA Name: Murfreesboro Housing Authority					Federal FY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	
PHA-Wide	9/12/2009	8/24/2009	9/12/2011	12/07/2009	
TN020000001	9/12/2009	8/24/2009	9/12/2011	12/07/2009	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program – Five Year Action Plan

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING

Expires 4/30/2011

PART I: SUMMARY						
PHA Name/Number Murfreesboro Housing Authority / TN020		Locality (City/County & State) Murfreesboro / Rutherford Co., Tennessee		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	425,000.00	425,000.00	425,000.00	425,000.00
C.	Management Improvements (Includes all other non-physical items)		190,967.00	190,967.00	190,967.00	190,967.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	ADMINISTRATION					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		615,967.00	615,967.00	615,967.00	615,967.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		615,967.00	615,967.00	615,967.00	615,967.00

PART I: SUMMARY (CONTINUATION)

[illegible]

[illegible]

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2013 FFY 2013			Work Statement for Year: 2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SEE						
ANNUAL	<u>TN020000001:</u>			<u>TN020000001:</u>		
Statement	Site Improvements	LS	30,000.00	Site Improvements	LS	30,000.00
	Infrastructure Improvements	LS	20,000.00	Infrastructure Improvements	LS	20,000.00
	Building Exterior Improvements	LS	25,000.00	Building Exterior Improvements	LS	25,000.00
	Roofing	LS	30,000.00	Roofing	LS	30,000.00
	Bathroom Renovations	LS	40,000.00	Bathroom Renovations	LS	40,000.00
	Kitchen Renovations	LS	40,000.00	Kitchen Renovations	LS	40,000.00
	Replace Windows	LS	50,000.00	Replace Windows	LS	5,000.00
	Replace HVAC	LS	40,000.00	Replace HVAC	LS	40,000.00
	Replace Water Heaters	LS	10,000.00	Replace Water Heaters	LS	10,000.00
	Electrical/Lighting Fixtures	LS	15,000.00	Electrical/Lighting Fixtures	LS	15,000.00
	Plumbing Improvements	LS	15,000.00	Plumbing Improvements	LS	15,000.00
	Flooring	LS	15,000.00	Flooring	LS	15,000.00
	Interior/Exterior Doors	LS	10,000.00	Interior/Exterior Doors	LS	10,000.00
	Storm Doors	LS	15,000.00	Storm Doors	LS	15,000.00
	Non- Dwelling Structures	LS	15,000.00	Non- Dwelling Structures	LS	15,000.00
	Non-Dwelling Equipment	LS	15,000.00	Non-Dwelling Equipment	LS	15,000.00
	Interior Paint and Finishes	LS	10,000.00	Interior Paint and Finishes	LS	10,000.00
	Appliances	LS	30,000.00	Appliances	LS	15,000.00
				Demolition	LS	10,000.00
				Acquisition	LS	50,000.00
	Subtotal of Estimated Cost		\$425,000.00	Subtotal of Estimated Cost		\$425,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2011		Work Statement for Year: 2012 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE				
ANNUAL	TN020000001: Management/Operations/Fees & Costs/Administration/Relocation Costs/Non-Physical Needs Work Items	190,967.00	TN020000001: Management/Operations/Fees & Costs/Administration/Relocation Costs/Non-Physical Needs Work Items	190,967.00
Statement				
	Subtotal of Estimated Cost	\$190,967.00	Subtotal of Estimated Cost	\$190,967.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2013 FFY 2013		Work Statement for Year: 2014 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE				
ANNUAL				
Statement	TN020000001: Management/Operations/Fees & Costs/Administration/Relocation Costs/Non-Physical Needs Work Items	190,967.00	TN020000001: Management/Operations/Fees & Costs/Administration/Relocation Costs/Non-Physical Needs Work Items	190,967.00
	Subtotal of Estimated Cost	\$190,967.00	Subtotal of Estimated Cost	\$190,967.00